



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 4, 2006
AGENDA DATE: October 11, 2006
PROJECT ADDRESS: 1311 State Street (MST2006-00479)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DK*
 Brenda Beltz, Planning Technician *BEB*

I. PROJECT DESCRIPTION

The proposed project involves a 792 square foot 2-story addition to an existing 2,697 square foot restaurant space. The discretionary application required for this project is a Modification to not provide the one required parking space (SBMC § 28.90.100).

Date Application Accepted: August 28, 2006

Date Action Required: November 28, 2006

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Doug Reeves	Property Owner: Mark Huston
Parcel Number: 039-131-009	Lot Area: 2,322 s.f.
General Plan: General Commerce	Zoning: C-2
Existing Use: Commercial	Topography: 2%
Adjacent Land Uses:	
North - Commercial	East - Commercial
South - Commercial	West - Commercial

B. PROJECT STATISTICS

	Existing	Proposed
Building Area	2697 s.f.	3,489 s.f.
Garage	0 s.f.	0 s.f.
Accessory Space	0 s.f.	0 s.f.

C. LOT AREA COVERAGE

	Amount	Percentage
Building	3489 s.f.	100 %
Paving/Driveway	0 s.f.	0 %
Landscaping	0 s.f.	0 %
Total Lot Area	2200 s.f.	100%

III. DISCUSSION

- The parcel is currently developed with a 49 seat restaurant that provides 0 parking spaces on site. The existing restaurant building does not comply with current ADA standards and has numerous health code violations. In order to bring the restaurant up to current standards, an approximately 396 square foot two-story addition is proposed in the 17'x 22' open space in the rear of the lot. The parcel is located in the City's Central Business District which has a parking requirement of one space per every 500 square feet of building floor area. In addition, there is a 15% Parking Zone of Benefit due to its proximity to City public parking lots. ($792 \div 500 = 1.58 \times 85\%$ is 1.34 parking spaces required, and fractions less than 50% round down) Therefore the parking requirement for the addition is one parking space which is proposed to be not provided. The new addition will consist of an expanded kitchen and bathrooms, office space and a trash receptacle. No new restaurant seating is proposed.
- The proposed project was reviewed by Stacey Wilson in City Transportation Planning on August 28, 2006. Transportation Staff is supportive of the parking modification request not to provide an additional parking space for the proposed addition, because there are a large number of available parking spaces in the Granada Garage which is located within 1,000 feet of the project.
- This project was reviewed by the Historic Landmarks Commission (HLC) on August 23, 2006. The HLC gave the project positive comments (see Exhibit C) and stated that the proposed addition is supported with the condition that the building is set back from the property line by a three foot landscape buffer. The site plan attached in Exhibit A and the project statistics in this report do not reflect the redesign proposed by the HLC. Due to the fact that the proposed alterations do not affect the parking modification and could only result in a smaller addition, Staff feels the modification can still be supported without reviewing the alternate design.
- The proposed project was reviewed by the City's Environmental Analyst and it was determined that the building is located in an archeological resources sensitivity zone. The proposed ground disturbance would typically require the preparation of a Phase I Archeological Report. In this case, an existing Phase I Archeological Report for the adjacent property is on file at the City which showed no significant findings. It was

determined that an Archeological Monitoring Contract would be sufficient mitigation for the potential archeological impacts. The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

IV. RECOMMENDATION/FINDING

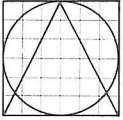
- Since the proposed addition does not increase the amount of restaurant seating and therefore will not increase the parking demand, and due to the proximity of available public parking in the Granada Garage, Staff recommends that the Staff Hearing Officer approve the project, making the findings that: the Modification is consistent with the purposes and intent of the Zoning Ordinance; and the Modification will not cause an increase in the demand for parking space or loading space in the immediate area.
- Said action is subject to the following conditions, to be reproduced on the plans:
 1. Archaeological Monitoring Contract. Submit to the Planning Division a contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during all initial ground disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance. The contract shall be subject to the review and approval of the Environmental Analyst.
 2. The archaeologist's monitoring contract shall include the following provisions: If cultural resources are encountered or suspected, work shall be halted or redirected by the archaeologist immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, preparation of further site studies and/or mitigation.
 3. If the discovery consists of possible human remains, the Owner shall contact the Santa Barbara County Coroner immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. The Owner shall retain a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.
 4. If the discovery consists of possible prehistoric or Native American artifacts or materials, the Owner shall retain a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to

monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

Exhibits:

- A. Site Plan
- B. Applicant's letter, dated August 15, 2006
- C. ABR/HLC Minutes

Contact/Case Planner: Brenda Beltz, Planning Technician
(bbeltz@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470



D.W. REEVES & ASSOC. A.I.A.

A R C H I T E C T S

3040 STATE STREET SANTA BARBARA CA 93105 (805) 687 1590

August 15, 2006

Staff Hearing Officer
CITY OF SANTA BARBARA
PO Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for 1311 State St
APN 39-131-09

To Whom It May Concern:

Currently, there is an existing restaurant permitted for this space. The current seating is allowed for 49 seats, B occupancy group restaurant.

This restaurant was recently sold to my client, Mark Huston, who wishes to improve the current restaurant design to upgrade it from the approved 1993 design, which is enclosed as part of this submission, along with the 1931 original design.

The health department has many outstanding violations with the current kitchen design, and it does not comply with their current requirements. The building department has many issues with the structure and things that were done within the space that were not permitted, or altered, after the permit was issued and completed. Current ADA requirements require that many changes will need to be made in order to comply with their requirements.

The modification requested is for parking only. In order to improve the plan to comply with many agencies, the rear portion of the lot will need to be enclosed. This will require the approximate SF addition of 396 SF addition to the ground floor rear open space. In addition, a second story will need to be added of 396 SF, for a total of 792.0 SF addition, in order to get the rear of the building to match as close as possible to that of the original, 1931 set of plans, and provide the required trash and cleaning areas. There is currently no parking on site, but the project is located near the 100 percent "zone of benefit" district, with the current number of 15%. This number was established prior to the new parking garage being completed and open.

EXHIBIT B

This project will require a "parking modification" of (1) parking space in order to increase the square feet needed to comply with all the violations and changes needed. The calculation is based on 792 SF addition in a zone of benefit of 15%. ($673.2/500=1.34$ spaces required. Round down if less than 50%. Therefore parking required is (1) space needed.)

The plans are in for review by HLC. Jake J has reviewed the plans for the changes proposed, and he feels that the changes are approvable by HLC.

I have spoken with Stacy W about the parking impact, and she has indicated that she could support the modification, based on the demand currently used by the new parking garage and that the addition will not increase demand.

This improvement will vastly improve the building appearance, both from the front, and the rear elevations, and bring it into compliance with current codes. The building is in need of these changes, in order to preserve its life, and comply with current City and County requirements.

If you have any additional questions, or concerns, please contact me.

Sincerely,

D W REEVES & ASSOCIATES, Architects

A handwritten signature in dark ink, consisting of a large, stylized 'D' followed by a horizontal line that tapers off to the right.

Douglas W Reeves AIA
Architect

CC: Mark Huston

HLC meeting 8/23/06

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A PARKING MODIFICATION.)

(5:04)

Present: Doug Reeves, Applicant/Architect

Staff Comment: Mr. Jacobus commented that the structure has been altered several times and therefore a Historic Structures/Sites Report is not required.

Public comment opened at 5:17 p.m.

Mr. Kellam De Forest gave a brief historic background report of the original Edwards-Plunkett designed paseo with access to the rear of the proposed property which has altered from the original storefront Arlington design through the years.

Ms. Silvia Ronchietto, neighbor, expressed concern regarding parking and the pedestrian corridor of the proposed project. Chair La Voie referred her to the Staff Hearing Officer meeting of which she will also receive notice.

Ms. Leslie H. Lopez, neighbor, also expressed concern of maintaining the integrity of the original Plunkett design regarding the rear access, front recess, and stucco entrance of the proposed project, and respectfully requested consideration for a courtyard-type of garden. Public comment ended at 5:20 p.m.

Straw vote: How many Commissioners would like to see the building remain in its present configuration on the State Street elevation, i.e., symmetrical as per the original design? 6/1/0, (Hsu opposed, Suding and Murray absent).

Straw vote: How many Commissions would like the front elevations to remain the way it is currently? 5/2/0, (Hsu and Naylor opposed, Suding and Murray absent).

Straw vote: How many Commissioners would support the front elevation as proposed on Sheet A7? 2/5/0, (La Voie, Rager, Hausz, Pujo, and Boucher opposed, Suding and Murray absent).

Straw vote: How many Commissioners would support the front elevation as proposed on Sheet A7a? 3/4/0, (Rager, Hsu, Hausz, and Boucher opposed, Suding and Murray absent).

Motion: Continued indefinitely with the following positive comments to the Staff Hearing Officer: 1) The Commission supports the encroachment towards the paseo with the condition that landscaping is added. 2) That the proposed building be set back from the property line by three feet by adequate landscaping buffer between the paseo and the building. 3) The Commission supports the modification with the encroachment to within three feet of the property line.

Action: Hsu/Boucher, 7/0/0, (Suding and Murray absent).